





- Popular Location
- Family Home
- Excellent Transport Links
- Council Tax Band \*A\*
- Call For More Information
- Four Bedrooms
- Close To Shops
- Ground Floor WC
- Viewing Recommended
- Video Tour Available





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/5QNhwMIm5w8> \*\*

Jan Forster Estates are pleased to welcome to the market this four-bedroom, terraced family home. Situated on the popular Camsey Place in Longbenton.

The property is positioned in a great location, close to Longbenton and Four Lane Ends Metro stations, along with a wide variety of local shops. Newcastle City Centre is within easy commuting distance, as are surrounding areas.

Briefly comprising to the ground floor: - entrance hallway with ground floor w.c, spacious lounge with French doors to the rear and a kitchen dining room with fitted units, integrated appliances, and French door access to the rear garden. To the first floor there are four good-sized bedrooms and a modern family shower room w.c. The property also benefits from gas central heating and double glazing.

Externally there is a garden to the rear with a patio area, artificial lawn and decking. There is also a shed with power.

We anticipate an extremely high level of viewings on this family home. For more information and to arrange yours, please call our Heaton branch on 0191 270 1122.

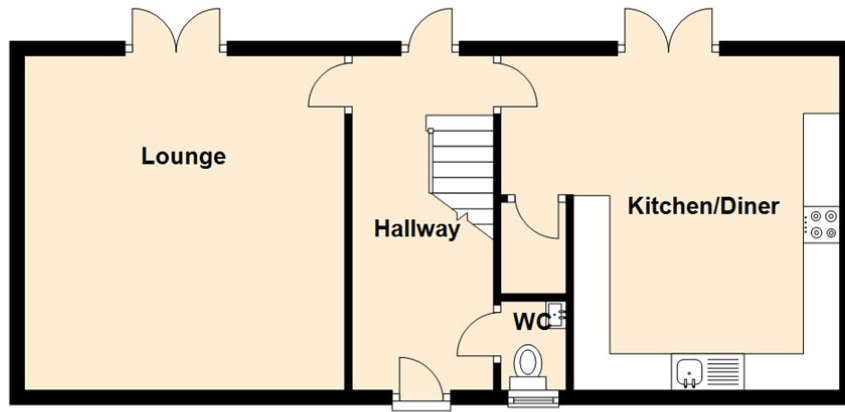
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

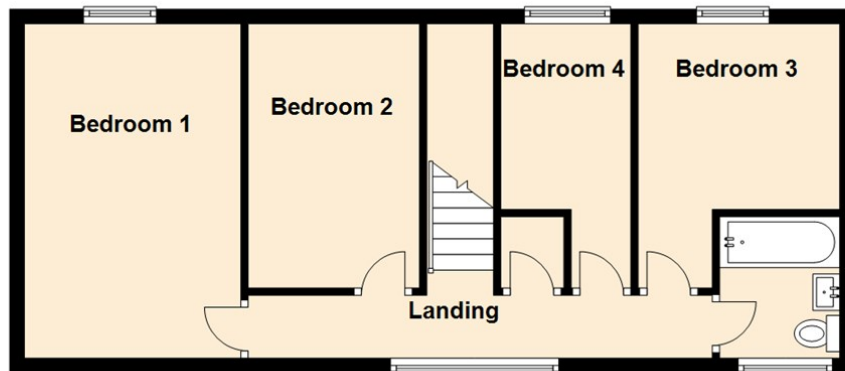
Council Tax band \*A\*.



Ground Floor



First Floor



## The difference between house and home

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Lounge 14'5" x 14'10" (4.41 x 4.54)


Kitchen 15'4" x 14'9" (4.68 x 4.50)

Bedroom One 11'6" x 14'11" (3.51 x 4.55)

Bedroom Two 11'10" x 7'10" (3.63 x 2.40)

Bedroom Three 11'10" x 9'1" (3.63 x 2.77)

Bedroom Four 11'10" x 6'0" (3.63 x 1.85)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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